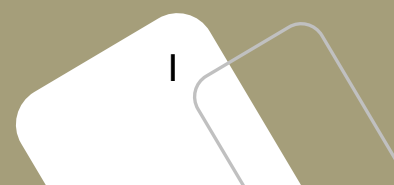


HUNTINGWOOD INDUSTRIAL ESTATE



1.0 INTRODUCTION	1
1.1 Land to which this Part of Blacktown Development Control Plan 2006 Applies	1
1.2 Provisions of the Huntingwood Industrial 4(d) Zone	1
1.3 Structure and Application of this Part of Blacktown Development Control Plan 2006	2
2.0 PURPOSE OF THIS PART OF BLACKTOWN DEVELOPMENT CONTROL PLAN 2006	3
2.1 Aims of this Part of Blacktown Development Control Plan 2006	3
2.2 Objectives of this Part of Blacktown Development Control Plan 2006	3
2.3 Preferred Land Uses	3
3.0 DESIGN GUIDELINES	7
3.1 Building Design and Construction	7
3.1.1 Objectives	7
3.2 Landscaping	8
3.2.1 Objectives	8
3.3 Advertising Structures	11
3.3.1 Objectives	11
3.4 Drainage	11
3.4.1 Objectives	11
3.5 Building Line Controls - Setbacks	12
3.5.1 Objectives	12
3.6 Consideration of Adjoining Land	13
3.6.1 Objectives	13
3.7 Storage Areas	14
3.7.1 Objectives	14
3.8 Vehicular Access and Circulation	14
3.8.1 Objectives	14
3.9 Car Parking	16
3.9.1 Objectives	16
4.0 SHOPS AND OFFICES IN THE INDUSTRIAL 4(d) ZONE	18
4.1 Retailing in the 4(d) Zone	18
4.2 Commercial Premises in the 4(d) Zone	19
5.0 SUBDIVISION OF INDUSTRIAL LAND	20
5.1 Allotment Sizes and Dimensions	20
5.2 Strata and Community Title Subdivision	20

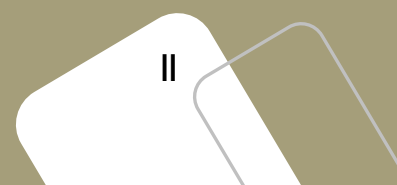


6.0 GENERAL	21
6.1 Services	21
Water and Sewerage	21
Electricity and Telephone	21
Gas	21
6.2 Pollution Control	21
6.3 Waste Storage and Removal	21
6.4 Areas Requiring Fill	22
6.5 Unexploded Ordnance	22



FIGURES AND TABLES

	PAGE
Figure 1.1 Huntingwood Industrial Estate	1
Table 3.1 Indigenous Species Suited to the Huntingwood Industrial Estate	10
Table 3.2 Car Parking Requirements for Huntingwood Industrial Estate	16
Table 5.1 Minimum Width and Area Requirements for Industrial Installation	20



Amendments to Part H – Huntingwood Industrial Estate
(as of 2 July 2008)

Amendment No.	Location	Description	Adoption Date	Enforcement Date

1.3 Structure and Application of this Part of Blacktown Development Control Plan 2006

This Part (Part H - Huntingwood Industrial Estate) of Blacktown DCP 2006 is structured as follows:

- (1) **Introduction** - Provides basic information about this Part of the DCP and its relationship to Council's other planning controls;
- (2) **Purpose** of this Part of the DCP - States the purpose of this Part of the DCP and lists preferred land uses for the 4(d) Huntingwood Industrial zone;
- (3) **Elements of development control** - Contains the proposed new development controls to be implemented for all new development in the Huntingwood Industrial Estate;
- (4) **Shops and offices in the 4(d) zone** - Sets out specific controls related to the development of shops and offices in the Huntingwood Industrial zone;
- (5) **Subdivision of land in the 4(d) zone** - Sets out specific controls related to subdivision in the Huntingwood Industrial zone; and
- (6) **General** - sets out general information related to servicing, pollution control, filling of land and other relevant issues to be considered when lodging development applications for land in the Huntingwood Industrial Estate.

The provisions of this Part of the DCP will be applied to all applications for new development in the Huntingwood Industrial Estate, as well as to applications for the occupation of existing buildings/developments in the Estate.

1

INTRODUCTION

2.0 PURPOSE OF THIS PART OF BLACKTOWN DEVELOPMENT CONTROL PLAN 2006

2.1 Aims of this Part of Blacktown Development Control Plan 2006

This Part of Blacktown Development Control Plan (DCP) 2006 has been prepared to:

- (a) Embellish and reinforce the zone objectives for Huntingwood Industrial 4(d) zone;
- (b) Introduce planning controls additional to those in Blacktown Local Environmental Plan (LEP) 1988; and
- (c) Add detail to the DCP in order to facilitate high standard development in the Huntingwood Industrial Estate.

2.2 Objectives of this Part of Blacktown Development Control Plan 2006

Specifically, the objectives of this Part of the DCP are:

- (a) to ensure that new light industrial development in Huntingwood Industrial Estate is of a high visual and environmental standard and incorporates best practice environmental management techniques;
- (b) to encourage modern forms of light industrial, warehousing, manufacturing, research and like development in the Huntingwood Industrial Estate;
- (c) to discourage industrial development which is likely to detract from the amenity of the Huntingwood Industrial Estate by reason of its appearance, noise, emissions or the nature of the use proposed for the site;
- (d) to ensure new development enhances the amenity of Huntingwood Industrial Estate by encouraging high quality landscaping, adequate building setbacks and high quality external finishes; and
- (e) to ensure new development in Huntingwood Industrial Estate is of a scale and character compatible with existing development in the Huntingwood Industrial Estate.

2.3 Preferred Land Uses

The 4(d) Huntingwood Industrial zone is a special zone applying specifically to the Huntingwood Industrial Estate. The 4(d) zone is intended to accommodate "light industry" which is defined in Blacktown LEP 1988:

"Light industry"

An industry, not being an offensive or hazardous industry, in which the processes carried on, the transportation involved or the machinery or materials used do not, in the opinion of the Council, interfere with the amenity of the surrounding neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.

2

PURPOSE OF THIS PART OF THE DCP

With respect to light industrial development it should be noted that the onus is clearly on the applicant to provide sufficient information to Council so that Council can ensure that proposed development meets the objectives of the Huntingwood Industrial 4(d) zone.

As a guide, Council considers the following light industrial land uses to be suitable in the 4(d) Huntingwood Industrial zone (note that the list is not intended to be exhaustive):

- a) advanced technology research and manufacturing industries;
- b) appliance assembly and repair;
- c) beverage and food packaging;
- d) communications industries;
- e) computer programming and development industries;
- f) data storage, research and retrieval;
- g) education and training establishments related to or ancillary to business and industrial activities;
- h) electronic and computer components (and accessories) assembly and repair;
- i) film processing establishments;
- j) laboratories not involving the significant storage or use of toxic, volatile, flammable or radioactive materials;
- k) plastic extrusion and moulding; and
- l) research laboratories.

Examples of development considered by Council to be not suitable in the 4(d) Huntingwood Industrial zone (note that the list is not intended to be exhaustive):

- a) asbestos cement products manufacture;
- b) bitumen manufacture or processing;
- c) boilermaking;
- d) brick, tile, pipe and fire clay products manufacture;
- e) cabinet making and furniture assembly;
- f) cement, cement product manufacture and concrete batching works;
- g) chemical factories or works involving chemical processes or involving the use of toxic, radioactive or flammable or otherwise volatile unstable materials;
- h) chemical storage establishments (other than the storage of inert, non-toxic, non-flammable and non-radioactive materials or products);

2

PURPOSE OF THIS PART OF THE DCP

- i) cutting, crushing and grinding of rocks, ore or minerals;
- j) drum reconditioning works;
- k) extractive industries;
- l) glass, fibreglass and associated products manufacture;
- m) hardboard manufacture;
- n) heavy engineering, boilermaking and heavy machine manufacture;
- o) liquid, chemical, oil or petroleum waste works;
- p) liquid fuel depots;
- q) metallurgical works involving the processing of metals or their ores;
- r) motor body building and motor vehicle manufacture;
- s) motor vehicle accessory installation;
- t) motor vehicle repair involving panel beating or spray painting;
- u) paper or pulp works;
- v) petroleum products refineries;
- w) potentially hazardous industries and/or storage establishments;
- x) potentially offensive industries and/or storage establishments;
- y) rubber (including tyres) or plastics manufacture;
- z) small engine repair; and
- aa) trade yards (e.g. plumber's or builder's storage yards).

The 4(d) Huntingwood Industrial zone also aims to permit the construction of large commercial offices where such offices, by virtue of the scale and nature of the use intended for the building, are not suited to location in a commercial area. Retailing will also be permitted in certain situations. The pre-conditions relating to commercial and retail developments in the Huntingwood Industrial Estate are discussed more fully in section 4 of this Part of the DCP.

The 4(d) Huntingwood Industrial zone specifically seeks to discourage inappropriate multi-tenanted industrial development. Multi-tenanted industrial development is defined as being:

"Multi-tenanted industrial development"

A building or buildings in which two or more industrial uses are carried on and situated on the same land.

2

PURPOSE OF THIS PART OF THE DCP

This definition does not preclude two or more differing industrial processes associated with the same development occurring on a single site. However, Council will not support development applications for factory units or warehouse units in Huntingwood unless the units are of a high visual appearance compatible with existing development in the Huntingwood Industrial Estate, and unless appropriate end uses for the units are specified in the development application. The objectives of the Design Guidelines outlined in this Part of the DCP and the objectives of the Huntingwood Industrial 4(d) zone will be used to determine what constitutes "appropriate" end uses for multi-tenanted industrial developments.

2

PURPOSE OF THIS
PART OF THE DCP

3.0 DESIGN GUIDELINES

3.1 Building Design and Construction

3.1.1 Objectives

- (1) To encourage a high standard of building design to complement existing buildings in the Huntingwood Industrial Estate.
- (2) To encourage quality and consistency in the treatment of facades, external finishes and the like.
- (3) To ensure that future development in the estate is compatible with the height, scale, siting and character of existing development in the estate.
- (4) To ensure sufficient visual relief is achieved on facades significantly exposed to view from major thoroughfares, subdivisional roads and adjoining sites.
- (5) To ensure development addresses the road frontage that provides vehicular access where dual road frontage exists.

In recognition of the nature and quality of existing development in the Huntingwood Industrial Estate, Council encourages high aesthetic standards for building designs. Attractive building design can, in most cases, be achieved simply and at comparatively low cost and applicants are encouraged to consider variations in fascia treatments, facade treatments, roof lines and selection of building materials to achieve an attractive design. High quality landscaping is also required and is discussed in more detail in section 3.2 (page 8) of this Part of the DCP.

All applicants are strongly urged to discuss their development proposal and submit preliminary drawings to relevant Council staff prior to formally lodging a Development Application.

Applicants must submit with their Development Application detailed descriptions, coloured elevations and, where considered necessary, samples of fascia and roof materials for approval. A condition of development consent will refer to the approved schedule of finishes.

All roofing must be provided with adequate gutter and downpipes connected to the roof water drainage system. Downpipes should discharge to an open-grated surface inlet pit.

Building facades to street frontages, with a minimum 3m return, must be constructed of face brick, decorative masonry blocks (not standard concrete blocks), glass or other building materials to the requirements of Council's Planning and Development Services staff. Front elevations should be staggered so a single wall does not account for more than 50% of the overall width of that elevation.

Where long, continuous facades present themselves along a street frontage, care should be taken to provide visual relief along the facade by varying the facade alignment, using varying external finishes (texture and colour), providing glass curtain walls or locating office facilities along the facade. On lengthy facades the ratio of "hard" finishes (masonry blocks, concrete blocks and bricks) to "soft" finishes (glass walls, windows) should be considered in order to mitigate the bulk of the building and provide visual relief.



Care should be taken to site roller shutters, loading docks and other building openings where they do not detract from the overall appearance of the building. Where possible, roller shutters and the like should not be located on the principal street frontage.

The Great Western Highway, Horsley Road and the M4 Motorway are access denied roads that currently define the limits of the Huntingwood Industrial Estate. As such, properties that face these roads have a dual road frontage, with direct property access provided from roads within the estate. Care should be taken to ensure that sufficiently interesting and varied facades are provided to both road frontages where dual road frontage exists. Blank walls will not be accepted on facades that address access denied roads.

The design of buildings on lots that have dual road frontage should be such that the building addresses the road frontage from which vehicular access is gained.

All building construction must comply with the requirements of the *Building Code of Australia*. Separate male and female toilets must be provided to each building. Disabled toilets may also be required.

Particular attention is drawn to the fire safety provisions for industrial buildings contained in the *Building Code of Australia*.

3.2 Landscaping

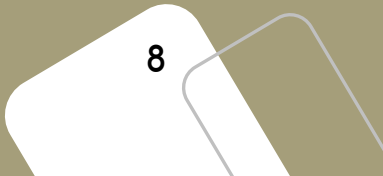
3.2.1 Objectives

- (1) To encourage a high standard of environmental quality of individual developments, whilst enhancing the general streetscape and amenity of the Huntingwood Industrial Estate by providing high standard landscaping.
- (2) To minimise loss of vegetation during the land development process by incorporating as many existing trees as possible within landscaped setbacks.
- (3) To ensure that vegetation removed as a part of the land development process is replaced by suitable indigenous species.

Landscaping plans are to be submitted with the Development Application and should include the following:

- a) Northpoint;
- b) Scale;
- c) Main structures on the site (buildings, car parks, driveways, walls, fences, paving, storage areas, etc.);
- d) Existing trees to be removed or retained;
- e) Proposed planting areas;
- f) Proposed turfed areas;
- g) Outdoor recreation, seating or play areas;

3
DESIGN
GUIDELINES



- h) Drainage areas; and
- i) Name and contact telephone number of the person who prepared the plans.

A condition of development consent will refer to the approved landscaping plans, which should contain the following details:

- a) Contours and spot levels (existing and proposed);
- b) Details of paving, fencing, wall and edge treatments;
- c) Details of seating and other outdoor furniture including bins, bollards and signs;
- d) Lighting;
- e) Irrigation;
- f) Planting schedule including botanical and common names; and
- g) Sections and/or elevations where necessary to show special features or alterations in levels.

Landscaping is deemed to include both hard and soft works. Hard works include such things as paving, ramp walls, ornamental pools, terracing, sculptures, retaining walls and kerbing. Soft works refer to vegetation (including grass, shrubs and trees) and earthworks.

Landscaping should be integrated with the overall building design and used to:

- a) highlight architectural features, aesthetic qualities and provide a human scale development;
- b) define and identify areas such as site and building entries and car parking areas; and
- c) adjust and ameliorate adverse site conditions by providing shade, reducing reflective glare from hard surfaces, providing wind protection, screening and the like.

Every effort should be made to preserve existing trees and any associated native understorey in accordance with the provisions of Clause 25 of Blacktown LEP 1988 (Tree Preservation). Buildings and landscaped areas should be situated so as to incorporate as many existing trees as possible in landscaped setbacks.

All setback areas are to be landscaped and maintained. (Refer also to section 3.5 (page 12) for setback requirements.) All irrigation systems shall be automatic and designed to meet specific site requirements. Minimisation of water consumption should also be a consideration in the design of irrigation systems. Reliance on irrigation systems for the survival of chosen plant species is not encouraged.

Car parking areas are to be suitably treated with landscaping to soften the appearance of the areas and to provide shade for parked cars with one tree planted every 10 metres as a minimum standard. Undeveloped areas are to be stabilised to prevent soil erosion. Landscaping may also be required around the perimeter of undeveloped areas.

3

DESIGN GUIDELINES

3
DESIGN
GUIDELINES

All landscaped areas are to be separated from vehicular areas by means of a kerb, dwarf wall or other effective physical barrier. Full fencing of landscaped areas is not encouraged.

Earth mounding (where on-site detention of drainage is not required) may be used within the setback area. Embankments that are not finished with rockeries or walls should not be steeper than 1:4 gradient in order to enable vegetation to be grown and maintained.

Trees are to have a minimum height of 1m at the time of planting. Native species should be used in landscaped areas due to their low maintenance characteristics, relative fast growth, aesthetic appeal and suitability to the natural habitat. As a guide, Council considers the following indigenous species to be suited to the Huntingwood Industrial Estate and encourages their usage in landscaped areas:

BOTANICAL NAME	COMMON NAME
TREES AND TALL SHRUBS	
<i>Acacia decurrens</i>	Green Wattle
<i>Acacia falcata</i>	Sickle Wattle
<i>Acacia parramattensis</i>	Parramatta Wattle
<i>Allocasuarina glauca</i>	She-Oak
<i>Angophora subrelutina</i>	Angophora
<i>Eucalyptus ampifolia</i>	Cabbage Gum
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark
<i>Eucalyptus globoidea</i>	White Stringybark
<i>Eucalyptus fibrosa</i>	Broad-leaved Ironbark
<i>Eucalyptus moluccana</i>	Grey Box
<i>Eucalyptus paniculata</i>	Grey Ironbark
<i>Eucalyptus tereticornis</i>	Forest Red Gum
<i>Melaleuca decora</i>	Paperbark
<i>Melaleuca stypheloides</i>	Prickly-leaved Paperbark
SHRUBS	
<i>Bursaria spinosa</i>	Blackthorn
<i>Dillwynia juniperina</i>	Prickly Parrot-Pea
<i>Dononaea viscoas ssp. cuneata</i>	Wedge-leaf Hop Bush
<i>Grevillea juniperina</i>	Prickly Spider-Flower
<i>Indigofera australis</i>	Native Indigo
<i>Kunzea ambigua</i>	Tick Bush
<i>Pultenea microphylla</i>	Spreading Bush-Pea
GROUND COVERS	
<i>Brachyrome sp.</i>	Cut-leaf Daisy
<i>Danthonia caespitosa</i>	Ringed Wallaby Grass
<i>Danthonia linkii</i>	Wallaby Grass
<i>Dianella revoluta</i>	Spreading Flax Lily
<i>Hardenbergia violacea</i>	Native Sarsparilla
<i>Lomandra longifolia</i>	Spiny Mat-rush
<i>Microlaena stipoides</i>	Weeping Meadow Grass
<i>Themeda australis</i>	Kangaroo Grass
<i>Pratia purpurascens</i>	White Root

Table 3.1
Indigenous Species Suited to the Huntingwood Industrial Estate

Introduced species may also be considered to complement indigenous species plantings. Details are to be provided in the landscaping plans submitted with the Development Application.

All landscaping is to be completed to Council's satisfaction prior to occupation of the development.

3.3 Advertising Structures

3.3.1 Objectives

- (1) To encourage signage in the Huntingwood Industrial Estate that is commensurate with the quality of development in the estate.
- (2) To ensure that signage does not detract from the visual appeal of buildings within the estate by discouraging superfluous and unsuitable signs.
- (3) To ensure appropriate signage is erected on developments with dual road frontage.

Council wishes to emphasise that advertising signage within the estate should be kept to a minimum, should relate only to the use occurring on the respective property and should identify the relevant business name.

Directional signs for car parking areas, loading docks, delivery areas and the like should be designed in an attractive manner and should be located at a convenient point close to the main access to a development site. The colouring, type and scale of signage erected within individual properties should also be considered to ensure consistency within the development.

Many properties have dual road frontage, with high visual exposure to the Great Western Highway, Horsley Road and the M4 Motorway. Whilst it is understood that developments on land adjacent to these regional roads would seek to take advantage of advertising opportunities to these major roads, Council will not support free standing signs exposed to passing traffic along these road frontages. Council prefers that signage to the Great Western Highway, Horsley Road and the M4 Motorway be limited to fascia signs only identifying the business located on the site.

3.4 Drainage

3.4.1 Objectives

- (1) To provide for the disposal of stormwater from the site in efficient, equitable and environmentally sustainable ways.
- (2) To encourage the re-use of stormwater drainage for the irrigation of landscaped areas, particularly during establishment periods.

Council has detailed plans for a trunk drainage network in the Huntingwood Industrial Estate, the construction of which is being funded through Section 94 contributions. The provisions that appear below are additional to the trunk drainage works planned for the estate and are not a substitute for those works.



Adequate provision must be made for the collection and disposal of surface and roof water run-off. All stormwater shall be either reticulated to the street gutter or piped to a suitable location as approved by Council. Where quality of stormwater can be controlled, consideration should be given to storing stormwater on site for the irrigation of landscaped areas, particularly during establishment periods.

Where a site has a slope which falls away from the fronting street, the Development Application must include information establishing that the written agreement of all relevant downstream property owners to drain water over their property has been obtained.

Such agreement must state that downstream owners have no objection to the discharge of stormwater through their properties to reach Council's drainage system nor do they have objection to the creation of necessary easements over any pipelines.

If an easement is necessary over downstream properties this must be created prior to the release of the linen plan for the subdivision, or prior to occupation of the building (whichever is the earliest).

Where any development will result in an increase in stormwater run-off, Council may require the developer to make satisfactory arrangements for the efficient disposal of stormwater from the site. These arrangements may include (but not be limited to) on-site detention of stormwater and/or appropriate augmentation of Council's stormwater disposal system.

Special attention may be required regarding the siting of buildings to provide or maintain overland flowpaths for the passage of large stormwater flows through the site. This is particularly important where depressions or watercourses (either permanent or intermittent) are evident. (Refer also to section 7.4 of Part A (Introduction and General Guidelines) of the DCP.)

3.5 Building Line Controls - Setbacks

3.5.1 Objectives

- (1) To define the building area within each allotment by specifying minimum setbacks.
- (2) To provide for landscaping and other beautification works on the site's street frontages by using setbacks exclusively for landscaping works.
- (3) To ensure buildings present an acceptable scale and bulk when viewed from the street by varying minimum setbacks as circumstances may dictate.

Within the Huntingwood Industrial Estate no buildings are to be erected on any land within:

- a) 20m of the street alignment of the Great Western Highway or the M4 Motorway;
- b) 10m of the street alignment of Huntingwood Drive or Horsley Road; and
- c) 7.5m of the street alignment of any other road.



3 DESIGN GUIDELINES

Council may consider allowing car parking within the setback to the Great Western Highway and the M4 Motorway, to within 10m of the street alignment, if the design of the development creates an attractive streetscape. This includes both building appearance and landscaping treatments. Landscape mounding may be required to lessen the visual impact of car parking located within the setback to the Great Western Highway and the M4 Motorway.

In the case of corner allotments, the minimum setback required for the secondary frontage shall be 5m, provided that the building presents a satisfactory facade to the street with good design and landscaping elements. Blank wall facades are not acceptable.

Council may increase the minimum front setback where, in the Council's opinion, the proposed development is of a bulk and scale out of character with existing development in the Huntingwood Industrial Estate and where landscaping techniques are not sufficient to ameliorate the visual impact of the proposed building.

Side and rear setbacks may also be required depending on the nature of adjoining development and the circumstances of individual cases. Applicants are encouraged to discuss this matter with Council officers prior to lodging Development Applications.

Setback areas to public roads are to be landscaped and maintained as open areas only, so as to enhance the streetscape appearance of all industrial development. No storage of any kind is to occur within landscaped setback areas.

Fencing within the minimum setback area is not encouraged. However, if fencing is required for safety or security reasons any fencing provided must be:

- a) open-style fencing (e.g. pool fencing); or
- b) fencing which does not obstruct the view of landscaping from the street or a driver's view (from the driveway) of the road.

Where development fronts the Great Western Highway, the M4 Motorway or Horsley Road, fencing shall be provided to a minimum height of 1.2m and constructed so as to prevent vehicular and pedestrian access to or from those roads.

All fencing materials used shall be to Council's satisfaction. Prepainted solid metal fencing is not acceptable to Council because of poor visual appearance.

3.6 Consideration of Adjoining Land

3.6.1 Objectives

- (1) To ensure development has due consideration of adjoining land by encouraging architectural styles, building materials and landscape treatments which do not detract from existing high quality development within the Huntingwood Industrial Estate.
- (2) To ensure reasonable building separation to adjoining developments so that solar access to adjoining development is not compromised by inappropriately scaled and located development.

- (3) To ensure appropriate controls exist to ensure that the impact of polluting discharges (e.g. noise, air and water) on adjoining land is minimised.

Council, in recognition of the investment in the Huntingwood Industrial Estate by existing occupants, will require that new development in the estate have due regard to the style and quality of existing development. In this regard, similar architectural styles, building materials, landscape treatments and the like are encouraged.

Solar access to adjoining development should not be unreasonably compromised by new development. Care should be taken to ensure overshadowing of landscaping and staff recreation areas does not occur. Particular attention will need to be paid to development on lots in the estate that are around 4,000 square metres in area to ensure a continuity of development styles and sympathetic relationship to adjoining development. Council will require the submission of shadow diagrams indicating the effect of shadows between 9am and 3pm on 21 June (the winter solstice) where development exceeds 4 metres in height (measured from existing ground level to the roof top).

Light industry is the preferred land use in the estate and uses that require substantial measures to reduce or ameliorate their potential environmental effects are discouraged. These principles are objectives of the proposed 4(d) Huntingwood Industrial zone and should ensure proposed land uses do not adversely affect adjoining development by emission of air, noise or water pollution. In general, noise generated by a development should not exceed the existing background sound pressure level by more than 5dB(A). A statement of compliance with this standard from an experienced acoustical consultant may be required to be submitted with the Development Application.



3.7 Storage Areas

3.7.1 Objectives

- (1) To ensure the visual amenity within the Huntingwood Industrial Estate is protected by prohibiting open storage areas.
- (2) To ensure storage areas are of a high quality and compatible with proposed development on the site.

Open storage areas in the Huntingwood Industrial Estate will not be permitted. Where any materials are to be stored outside the primary industrial building on the site, the storage areas are to be fully enclosed and are to be constructed of materials similar to the primary industrial building. Where possible, Council encourages the provision of storage areas within the confines of the primary industrial building.

3.8 Vehicular Access and Circulation

3.8.1 Objectives

- (1) To ensure vehicular circulation on the site is safe and efficient and minimises potential vehicular and pedestrian conflict by encouraging the grouping of like activities on the site.

- (2) To ensure adequate areas are set aside to allow for the safe and efficient manoeuvring of vehicles on site by encouraging compliance with Roads and Traffic Authority standards.
- (3) To ensure traffic circulation arrangements within the site are compatible with the local road system by implementing appropriate controls on ingress/egress to sites.

Applicants are required to submit plans and details of proposed vehicular access and circulation for Council's approval with the Development Application. Details must specifically relate to vehicular movement, layout and turning circles.

Adequate vehicular entrance to and exit from the development is to be provided and designed in order to provide safety for pedestrians and vehicles using the site and adjacent roadways. It is preferable that separate ingress and egress be provided to minimise vehicular conflict within development sites. However, in some cases combined ingress and egress will be permitted if site constraints make it difficult or unreasonable to achieve separate ingress and egress arrangements. Vehicular ingress and egress to the site must be in a forward direction at all times.

All developments must be designed and operated so that a standard truck may complete a 3-point or semi-circular turn on the site without interfering with parked vehicles, buildings or landscaping. Large-scale developments shall be designed to accommodate semi-trailers. In the case of the conversion of an existing development, should it appear that a truck turning circle may prove difficult, a practical demonstration may be required. In general, turning circles will be required to be provided to accommodate the largest type of truck which could reasonably be expected to service the site.

Council will assess the suitability of manoeuvring areas provided for large vehicles by reference to the standard vehicle turning templates which appear in Figures A.5a (small rigid truck), A.7a (large rigid truck) and A.9a (large articulated truck) of the Roads and Traffic Authority publication "*Policies Guidelines and Procedures for Traffic Generating Developments*".

Turning circles will not be permitted to encroach upon any building.

All internal two-way roadways are to have a minimum width of 7m. Lesser widths may be considered for one-way aisles. All internal roadways, circulation and parking areas are to be sealed with a hard-standing, all-weather material. Direction arrows are to be shown on all internal roadways in order to facilitate the satisfactory movement of vehicles.

Adequate space is to be provided within the site for the loading, unloading and fuelling (if applicable) of vehicles. These areas should be screened from view from the road and should, if possible, be located inside the main building envelope.

It should be noted that Council will not automatically discount floor area for the purpose of calculating car parking requirements where loading areas are provided within the building envelope.

Developments are to comply with the requirements of the Roads and Traffic Authority in relation to the location and design of vehicular entry and exit points and/or certain road construction works.



All parking areas and access roadways must be provided with a drainage system comprising surface inlet pits. Details of pipe sizes (with calculations) and drainage layouts (including discharge points) must be submitted for separate approval of Council.

3.9 Car Parking

3.9.1 Objectives

- (a) To ensure adequate provision is made for on-site car parking for employees' and visitors' vehicles;
- (b) To ensure car parking areas are attractive by requiring landscaping of all car parking areas;
- (c) To ensure traffic circulation arrangements within the site are compatible with the local road system by implementing appropriate controls on ingress/egress to sites; and
- (d) To ensure opportunities for cycling to work are realised by encouraging the provision of bicycle parking areas and associated facilities within the workplace.

Section 5 of Part A (Introduction and General Guidelines) of the DCP details the general principles and specific land use requirements for car parking within the City of Blacktown. Table 5.1 of section 5 (refer pages 20 to 22 of Part A) documents Council's car parking standards for specific types of development.

SPECIFIC LAND USE	CAR PARKING REQUIREMENTS
Factory, Warehouse and Bulk Storage	Buildings 7,500 sqm or less - 1 space per 75sqm GFA. Buildings greater than 7,500 sqm – GFA 1 space per 200 sqm GFA only for the area in excess of 7,500sqm where there is a specific end user which would not demand a higher rate and where employee parking is adequately catered for
Commercial/Office Component	1 space per 40 sq.m. GFA

**Table 3.2
Car Parking Requirements for Huntingwood Industrial Estate**

The car parking standards relevant to development within the 4(d) Huntingwood Industrial zone are reproduced below. However, reference should always be made to Council's complete guide to car parking standards and guidelines within section 5 of Part A, as Table 3.2 is only an extract from Part A.

Other land uses not specifically mentioned in Table 3.2 or in Part A will be determined on the merits of the particular application.

3

DESIGN GUIDELINES

For the purposes of the above Table, "**Gross Floor Area**" is defined as follows:

The sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1400 millimetres above each floor level excluding –

- a. *columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external wall;*
- b. *lift towers, cooling towers, machinery and plant rooms, ancillary storage space and vertical air-conditioning ducts;*
- c. *car parking needed to meet any requirements of Council and any internal access thereto; and*
- d. *space for the loading and unloading of goods.*

Whilst not negating the need for a landscaping buffer at the primary street frontage of properties, car parking areas should be visible from the road providing access to the site. This encourages the use of off-street car parking by both visitors and employees. In addition, the car parking area should be accessible to all parts of the development which it serves. Car parking areas need not be provided immediately behind the minimum setback areas if suitable alternative locations are available.

The use of stack parking is not favoured and may only be permitted in special circumstances.

Parking facilities for commercial vehicles should be designed to accommodate the largest type of truck which could reasonably be expected to park on the site.

Sufficient spaces should be provided for disabled parking. All developments shall provide at least one clearly marked and signposted disabled parking space in close proximity to the main entrance to the building. Developments comprising 50 parking spaces or more must provide at least 2% or part thereof of those spaces for disabled drivers, clearly marked and signposted for this purpose and located as close as possible to the building's entrance.

All parking areas shall be constructed of hard-standing, all-weather material, with parking bays and circulation aisles clearly line marked.

Additional guidelines for the design of parking areas can be found within the Roads and Traffic Authority publication "*Policies Guidelines and Procedures for Traffic Generating Developments*".

Council wishes to encourage the use of bicycles as a means of transportation to the workplace. Applicants are encouraged to incorporate in the design of their buildings safe storage/parking areas for bicycles, with adequate showering and changing facilities for staff located in close proximity.



4.0 SHOPS AND OFFICES IN THE INDUSTRIAL 4(d) ZONE

In the Huntingwood Industrial 4(d) zone retail trading is permitted only where:

- (a) the proposed retail land use is ancillary to and used in conjunction with a permissible use; or
- (b) the proposed retail use is intended to serve the daily convenience needs of the work force of the industrial area.

In the Huntingwood Industrial 4(d) zone commercial development is permitted only where:

- (a) the commercial use is ancillary to and used in conjunction with a permissible use; or
- (b) the proposed commercial use is intended to serve the daily convenience needs of the work force of the industrial area; or
- (c) the location of the proposed use in a commercial zone is not practical by virtue of the nature and scale of the use intended for the premises.

"Ancillary development" will be taken to mean development which depends for its existence on other development carried out on the same land (this latter development being described as the dominant use of the land) and which occupies only a small proportion of the total developed area of the land.

4.1 Retailing in the 4(d) Zone

For Council to approve retail development within the 4(d) Huntingwood Industrial zone, applicants will need to satisfy Council that the proposed retailing falls into either of the following 2 categories:

- a) retailing associated with and ancillary to manufacturing development on the same land. Such retailing may include activities such as small shops attached to a factory and selling items such as "seconds" of goods produced in that factory or products which are "made to order" in the factory, but would not include shops attached to warehouses; or
- b) individual small shops serving the daily convenience needs of people working in the industrial area (such as sandwich shops, chemists, newsagents and the like) but not including uses of the scale of supermarkets or similar developments.

Council has adopted the following specific requirements in relation to such proposals:

- a) it must be demonstrated that the use is clearly ancillary and subservient to the dominant use or specifically intended to satisfy the daily convenience needs of the local work force;



- b) developers will need to satisfy Council that the retailing activity would not detrimentally affect the viability of any business centre, including both established and proposed business centres identified within the Blacktown retail hierarchy. This means that Council will require evidence that the scale (floorspace, turnover etc.), location (in relation to business centres) and type of development (goods to be sold) in relation to the proposal will not adversely affect nearby business centres; and
- c) in relation to individual small shops in the industrial zones, the gross floor area should not exceed 75sq.m. Such shops shall not be located within 400m by straight line distance of other existing or approved individual small shops within the industrial zone or land zoned for 3(a) General Business purposes.

4
SHOPS AND OFFICES
IN THE INDUSTRIAL
4(d) ZONE

4.2 Commercial Premises in the 4(d) Zone

Commercial land uses in the 4(d) Huntingwood Industrial zone are permissible with Council consent. For Council to approve commercial development within the 4(d) Huntingwood Industrial zone, applicants will need to satisfy Council that the proposed commercial component falls into either of the following 3 categories:

- a) commercial uses associated with and ancillary to manufacturing development on the same land. Such commercial uses may include activities such as offices attached to a factory from which the administration of the factory is conducted; or
- b) small commercial premises serving the daily convenience needs of people working in the industrial area such as banks and post offices; or
- c) commercial uses whose location in a business zone is not practical due to the nature and scale of the use intended for the building such as activities involving the large-scale entry, storage and retrieval of data, even if there is no manufacturing or industrial use proposed in conjunction with the commercial use.

A critical factor in determining the suitability of proposed commercial uses for location in the 4(d) zone will be whether the use offers a service that requires direct exposure to the general public for its successful operation. If such exposure to the general public is required the proposed use will not be permitted in the Huntingwood Industrial Estate.

With respect to commercial uses it should be noted that the onus is clearly on the applicant to provide sufficient information to demonstrate to Council that the proposed use meets the above criteria for location within the Huntingwood Industrial Estate.

5.0 SUBDIVISION OF INDUSTRIAL LAND

5.1 Allotment Sizes and Dimensions

For any Torrens, Strata or Community Title subdivision of industrial land in Huntingwood, allotments (other than battle-axe shaped allotments and residues) shall have minimum widths at the building line and minimum land areas as indicated in the Table below.

LOCATION	MINIMUM WIDTH (in metres)	MINIMUM AREA (in square metres)
Huntingwood	50	4,000

**Table 5.1
Minimum Width and Area Requirements for Industrial Installation**

Failure to satisfy these minimum requirements could lead to design difficulties for subsequent development, particularly where development is located on a corner allotment with 2 street frontages.

Battle-axe shaped allotments shall comply with the minimum land areas stipulated above, exclusive of the area taken up by the battle-axe handle. Battle-axe shaped allotments shall meet the minimum widths at the building line as stated above. Battle-axe handles shall have a minimum width of 8m. However, where 2 battle-axe handles adjoin and provide a shared driveway with reciprocal rights-of-way over the other, the minimum width of the shared driveway should be 10m.

5.2 Strata and Community Title Subdivision

Where there is to be a Strata or Community Title subdivision, any space for parking or other purposes forming a part of a sole occupancy unit required by Council must be included in the same strata lot as the unit. All landscaped and access areas, and directory board signs not forming part of an individual unit will be required by Council to be included in any strata plan of subdivision as common property.

5
SUBDIVISION OF INDUSTRIAL LAND

6.0 GENERAL

6.1 Services

Water and Sewerage

Any development consent granted by Council will impose conditions requiring evidence that arrangements satisfactory to Sydney Water have been made by the applicant for the required water and sewerage services to the development.

Electricity and Telephone

Applicants are required to make satisfactory arrangements for:

- a) the provision of underground electricity to the site with the relevant electricity provider e.g. Prospect Electricity; and
- b) the provision of underground telephone services to the site with the appropriate authority e.g. Telstra.

Gas

Applicants are advised that the City of Blacktown is serviced by an extensive natural gas system. Council may require applicants to contact a local gas supplier with a view to connection of gas supply to the development as a condition of development consent.

6.2 Pollution Control

The emission of air impurities, as defined under the *Clean Air Act 1961*, is to be controlled to the satisfaction of Council at all times. Approval may be required from the Environment Protection Authority for some development.

If the premises are subject to licensing under the *Clean Waters Act 1970*, any conditions of such a licence will form part of any building approval. Developments producing large quantities of contaminated waste water may be restricted to sewered sites.

Any machinery or activity considered to create a noise nuisance must be adequately sound-proofed in accordance with the provisions of the *Noise Control Act 1975*.

The Environment Protection Authority requires that all premises situated on a land parcel greater than 4,000 square metres be licensed under the *Noise Control Act 1975*.

6.3 Waste Storage and Removal

Incinerators are not permitted for waste disposal. Adequate storage for waste materials must be provided on-site and any such waste must be removed at regular intervals and not less frequently than once per week. Proposed arrangements for the removal of waste must be detailed with the Building Application.



In addition, Sydney Water may require applicants to enter into a Trade Waste Agreement for the collection and removal of trade waste in relation to a proposed development.

6.4 Areas Requiring Fill

Particular attention is drawn to the DCP map which identify those areas requiring significant filling before development may proceed. In addition, land which is used or has been used for a dam may need special consideration. For these areas Council will impose conditions of development consent regarding type of fill and compaction of soil. Material used in the filling of land is to comprise "clean" fill only. The placement of any demolition or contaminated landfill is strictly prohibited at all times.

6.5 Unexploded Ordnance

The Commonwealth Department of Defence has advised Council that a part of the Huntingwood Industrial Estate may be affected by unexploded ordnance.

Accordingly, it is recommended that applicants contact the Commonwealth Department of Defence, the NSW Environment Protection Authority and the WorkCover Authority regarding the possible affectation of sites with unexploded ordnance. These authorities will also be able to give advice concerning appropriate safety measures to guard against the risk of injury to persons or damage to property from possible unexploded ordnance being discovered during construction of buildings and the carrying out of works in the Estate.

